B3900-1

FIRST SECURITY
IDAHO CONSTRUCTION REPORT

FIRST SECURITY BANK OF IDAHO - N.A.

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AUTHORIZED BUILDING PERMIT CONSTRUCTION
54 MAJOR LOCATIONS

DECEMBER 1983

While building activity in Idaho declined seasonally in December, the 1983 annual totals were impressive. Rebounding from the recessionary-impacted levels of 1982, residential construction grew rapidly last year. For the 12-months cumulative in 1983, the number of building permits for new dwelling units totaled 4,120, an increase of 70 percent above last year. The annual value of residential permits was $177 million (+73%), the value of nonresidential permits was $105 million (-7.7%) and the total construction value was $376 million (+23%).

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 54 major Idaho locations in December was $17,794,114 or 29.9 percent below 1982. NEW RESIDENTIAL CONSTRUCTION for 237 dwelling units totaled $ 7,112,672 an increase of 51.0 percent in number and an increase of 15.0 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $4,167,442 was down 70.7 percent from last year while ALTERATIONS AND REPAIRS totaling $6,514,000 were up 31.2 percent.

CONSTRUCTION VALUES IN 54 MAJOR LOCATIONS IN IDAHO
DECEMBER AND TWELVE MONTHS CUMULATIVE 1983

	DECEMBER	12 MONTHS	Percent Change 1983 from 1982: DECEMBER	12 MOS.
NUMBER OF NEW DWELLING UNITS	237	4,120	+ 51.0	+ 70.0
VALUE (dollars)				
Residential	$ 7,112,672	$177,081,545	+ 15.0	+ 73.2
Nonresidential	4,167,442	105,168,499	- 70.7	- 7.7
Alterations & Repairs	6,514,000	93,271,821	+ 31.2	+ 3.7
TOTAL CONSTRUCTION VALUE	$17,794,114	$375,521,865	- 29.9	+ 22.7

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS FOR DECEMBER 1983

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	1	$ ----------	$ 12,051	$ ----------	$ 12,051
Coeur d'Alene	3	10	147,000	60,000	31,600	238,600
Kootenai County Un	9	15	450,485	19,016	24,030	493,531
Craigmont	---	---	----------	----------	----------	----------
Grangeville	---	5	----------	5,600	19,500	25,100
Lewiston	8	41	113,924	5,200	74,840	193,974
Moscow	3	17	136,500	58,000	61,029	255,529
Latah Co. Un	---	3	----------	11,500	800	12,300
Orofino	---	2	----------	----------	5,150	5,150
Osburn	---	---	----------	----------	----------	----------
Sandpoint	1	5	25,000	----------	25,499	50,499
St. Maries	1	1	22,500	----------	----------	22,500
Benewah County Un	---	---	----------	----------	----------	----------
TOTAL NORTHERN	25	100	895,409	171,367	242,448	1,309,224
Boise City	138	240	3,671,596	139,650	3,223,332	7,034,578
Meridian	6	9	210,580	----------	15,500	226,080
Ada County Un	20	72	757,517	2,873,113	265,133	3,895,763
Caldwell	2	12	83,558	83,500	117,500	284,558
Canyon County Un	12	18	406,500	8,200	48,000	462,700
Nampa	13	25	234,400	200,000	1,062,270	1,496,670
Emmett	---	4	----------	----------	5,317	5,317
Gooding	---	3	----------	----------	16,800	16,800
Hailey	---	---	----------	----------	----------	----------
Ketchum	---	2	----------	----------	3,900	3,900
Sun Valley	---	2	----------	----------	9,000	9,000
Blaine County Un	1	2	----------	20,000	22,885	42,885
Jerome	---	1	----------	2,000	----------	2,000
Mountain Home	2	15	121,000	----------	282,350	403,350
Payette	---	3	----------	----------	13,000	13,000
Shoshone	---	---	----------	----------	----------	----------
Twin Falls City	2	18	95,058	208,071	61,343	364,472
Twin Falls Co Un	1	2	178,000	----------	6,000	184,000
Weiser	---	8	----------	----------	20,172	20,172
TOTAL SOUTHWESTERN	197	436	5,758,209	3,534,534	5,172,502	14,465,245
Blackfoot	---	2	----------	----------	6,200	6,200
Bingham County Un	3	5	95,000	----------	35,000	130,000
Idaho Falls	3	12	145,840	281,541	542,800	970,181
Ammon	---	2	----------	----------	426,800	426,800
Bonneville Co Un	---	3	----------	70,000	7,000	77,000
Rexburg	---	2	----------	----------	2,600	2,600
Rigby	---	---	----------	----------	----------	----------
Salmon	1	3	45	----------	5,700	5,745
Lemhi County Un	1	2	45	----------	3,000	3,045
St. Anthony	---	---	----------	----------	----------	----------
TOTAL EASTERN	8	31	240,930	351,541	1,029,100	1,621,571
American Falls	3	3	17,900	----------	----------	17,900
Power County Un	---	1	----------	----------	3,000	3,000
Burley	1	5	42,224	33,000	15,000	90,224
Chubbuck	---	1	----------	70,000	----------	70,000
Montpelier	---	---	----------	----------	----------	----------
Pocatello	1	2	75,000	7,000	----------	82,000
Bannock County Un	1	2	75,000	----------	7,000	82,000
Preston	---	---	----------	----------	----------	----------
Franklin County Un	---	---	----------	----------	----------	----------
Rupert	1	6	8,000	----------	42,450	50,450
Minidoka County Un	---	2	----------	----------	2,000	2,000
Soda Springs	---	1	----------	----------	500	500
TOTAL SOUTHEASTERN	7	23	218,124	110,000	69,950	398,074
TOTAL 54 LOCATIONS	237	590	7,112,672	4,167,442	6,514,000	17,794,114

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS FOR TWELVE MONTHS CUMULATIVE 1983

CITY OR AREA	NEW DWELLING UNITS		TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2		19	$ 77,500	$ 175,051	$ 29,750	$ 282,301
Coeur d'Alene	56		216	2,781,649	15,217,076	947,624	18,946,349
Kootenai County Un	257		665	10,177,861	7,270,221	1,806,411	19,254,493
Craigmont	1		5	70,000	2,000	6,300	78,300
Grangeville	9		111	14,236	53,750	290,247	358,233
Lewiston	104		947	3,862,274	5,649,999	7,219,529	16,731,802
Moscow	107		295	3,127,980	1,452,474	1,582,020	6,162,474
Latah Co. Un	47		150	1,799,808	1,223,661	504,393	3,527,862
Orofino	6		95	203,740	2,336,060	305,647	2,845,447
Osburn	---		33	----------	67,755	42,146	109,901
Sandpoint	15		128	430,800	4,092,000	692,928	5,215,728
St. Maries	15		47	509,000	1,152,000	65,989	1,726,989
Benewah County Un	33		50	836,900	1,556,400	73,300	2,466,600
TOTAL NORTHERN	652	5%	2,761	23,891,748	40,248,447	13,566,284	77,706,479
Boise City	1,076		3,075	44,791,006	12,122,464	36,186,327	93,099,797
Meridian	198		328	7,410,087	1,741,500	1,035,087	10,186,674
Ada County Un	596		1,073	27,761,849	10,162,479	4,386,055	42,310,383
Caldwell	45		210	2,059,474	1,281,955	2,408,037	5,749,466
Canyon County Un	141		321	6,096,300	1,303,744	717,384	8,117,428
Nampa	133		375	2,857,244	1,081,691	2,666,184	6,605,119
Emmett	11		221	414,500	106,551	316,694	837,745
Gooding	4		53	138,000	460,900	1,102,098	1,700,998
Hailey	28		98	1,602,043	1,344,005	934,363	3,880,411
Ketchum	31		129	3,715,665	1,612,354	813,999	6,142,018
Sun Valley	50		117	7,163,000	39,000	2,475,850	9,677,850
Blaine County Un	60		122	7,933,514	134,800	864,564	8,932,878
Jerome	2		88	32,500	195,820	440,000	668,320
Mountain Home	52		302	2,865,382	703,410	777,768	4,346,560
Payette	11		60	417,000	554,700	219,520	1,191,220
Shoshone	---		22	----------	----------	38,980	38,980
Twin Falls City	163		472	7,630,351	3,922,851	5,494,685	17,047,887
Twin Falls Co Un	25		62	2,323,440	313,000	219,440	2,855,880
Weiser	12		160	193,215	4,200	292,644	490,059
TOTAL SOUTHWESTERN	2,638	74%	7,288	125,404,570	37,085,424	61,389,679	223,879,673
Blackfoot	9		77	364,834	355,095	569,858	1,289,787
Bingham County Un	109		228	3,562,395	2,181,745	971,040	6,715,180
Idaho Falls	107		386	5,030,493	11,400,262	4,610,578	21,041,333
Ammon	12		48	769,550	21,780	1,102,520	1,893,850
Bonneville Co Un	150		296	3,135,390	1,238,925	668,605	5,042,920
Rexburg	44		80	1,266,300	1,202,700	266,900	2,735,900
Rigby	2		27	13,000	----------	170,314	183,314
Salmon	36		99	123,770	239,817	111,164	474,751
Lemhi County Un	79		139	672,807	298,603	205,717	1,177,127
St. Anthony	3		30	20,000	118,850	112,350	251,200
TOTAL EASTERN	551	8%	1,410	14,958,539	17,057,777	8,789,046	40,805,362
American Falls	18		51	390,691	19,505	115,062	525,258
Power County Un	28		78	1,031,124	589,300	160,000	1,780,424
Burley	17		68	877,612	1,833,600	255,320	2,966,532
Chubbuck	28		67	985,300	2,205,710	191,553	3,382,563
Montpelier	2		41	90,000	----------	88,173	178,173
Pocatello	69		743	4,548,027	4,716,800	7,239,688	16,504,515
Bannock County Un	29		126	1,886,955	349,981	281,614	2,518,550
Preston	6		28	295,000	187,115	162,330	644,445
Franklin County Un	16		16	595,000	----------	----------	595,000
Rupert	4		129	83,000	366,917	532,908	982,825
Minidoka County Un	59		135	1,930,979	264,823	391,006	2,586,808
Soda Springs	3		35	113,000	243,100	109,158	465,258
TOTAL SOUTHEASTERN	279	4%	1,517	12,826,688	10,776,851	9,526,812	33,130,351
TOTAL 54 LOCATIONS	4,120		12,976	177,081,545	105,168,499	93,271,821	375,521,865

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CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	---	NO PERMITS ISSUED	---	---	---
Coeur d'Alene	---	5	$ ---	$ 100,000	$ 180,241	$ 280,241
Kootenai County Un	6	14	255,817	2,465	12,320	270,602
Craigmont	---	1	---	2,500	---	2,500
Grangeville	---	2	---	---	1,300	1,300
Lewiston	---	37	---	15,300	134,731	150,031
Moscow	2	13	72,000	---	69,600	141,600
Latah Co. Un	1	7	40,000	6,650	4,900	51,550
Orofino	---	2	---	400,000	2,000	402,000
Osburn	---	---	NO PERMITS ISSUED	---	---	---
Sandpoint	---	5	---	---	22,600	22,600
St. Maries	2	2	51,000	---	---	51,000
Benewah County Un	2	3	51,000	100,000	---	151,000
TOTAL NORTHERN	13	91	469,817	626,915	427,692	1,524,424
Boise City	63	143	2,797,607	11,666,000	2,322,802	16,786,409
Meridian	16	10	361,900	---	38,525	400,425
Ada County Un	20	40	920,677	539,108	152,624	1,612,409
Caldwell	---	5	---	---	563,766	563,766
Canyon County Un	1	10	64,000	63,400	48,000	175,400
Nampa	---	7	---	---	105,200	105,200
Emmett	2	9	60,000	2,400	16,640	79,040
Gooding	---	1	---	13,850	---	13,850
Hailey	---	1	---	1,584	---	1,584
Ketchum	---	7	---	---	32,200	32,200
Sun Valley	---	3	---	---	2,800	2,800
Blaine County Un	---	2	---	---	20,300	20,300
Jerome	1	5	1,800	---	29,859	31,659
Mountain Home	3	14	171,400	---	17,980	189,380
Payette	---	4	---	---	1,380	1,380
Shoshone	---	1	---	---	1,300	1,300
Twin Falls City	18	37	717,541	19,192	118,581	855,314
Twin Falls Co Un	1	1	28,000	---	---	28,000
Weiser	---	5	---	---	8,000	8,000
TOTAL SOUTHWESTERN	125	305	5,122,925	12,305,534	3,479,957	20,908,416
Blackfoot	---	4	---	65,800	29,200	95,000
Bingham County Un	5	12	161,800	728,600	---	890,400
Idaho Falls	2	16	111,570	83,000	595,416	789,986
Ammon	---	---	NO PERMITS ISSUED	---	---	---
Bonneville Co Un	1	1	10,000	---	---	10,000
Rexburg	---	2	---	---	44,000	44,000
Rigby	---	---	NO PERMITS ISSUED	---	---	---
Salmon	---	2	---	5,000	720	5,720
Lemhi County Un	2	3	10,000	---	3,000	13,000
St. Anthony	---	2	---	---	5,500	5,500
TOTAL EASTERN	10	42	293,370	882,400	677,836	1,853,606
American Falls	---	3	---	---	30,000	30,000
Power County Un	---	1	---	---	40,000	40,000
Burley	---	5	---	338,800	9,500	348,300
Chubbuck	1	2	27,000	46,000	---	73,200
Montpelier	---	---	NO PERMITS ISSUED	---	---	---
Pocatello	3	46	144,000	---	227,299	371,299
Bannock County Un	---	6	---	14,400	10,000	24,400
Preston	---	1	---	---	8,000	8,000
Franklin County Un	---	---	NO PERMITS ISSUED	---	---	---
Rupert	---	8	---	---	28,936	28,936
Minidoka County Un	5	12	130,000	7,000	23,300	160,300
Soda Springs	---	1	---	---	1,900	1,900
TOTAL SOUTHEASTERN	9	85	301,000	406,400	378,935	1,086,335
TOTAL 54 LOCATIONS	157	523	6,187,112	14,221,249	4,964,420	25,372,781

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CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	20	$ 58,380	$ 12,000	$ 131,000	$ 201,380
Coeur d'Alene	94	150	11,844,724	13,171,771	1,302,905	26,319,400
Kootenai County Un	148	470	5,316,077	1,325,916	1,864,635	8,506,628
Craigmont	-----	7	----------	2,500	199,500	202,000
Grangeville	-----	96	----------	841,700	289.919	1,131,619
Lewiston	44	898	1,765,122	1,174,084	7,449,819	10,389,025
Moscow	31	262	1,037,900	920,656	1,363,041	3,321,597
Latah Co. Un	20	130	1,022,767	980,536	208,821	2,212,124
Orofino	7	119	221,416	420,100	348,853	990,369
Osburn	-----	22	----------	15,022	19,187	34,209
Sandpoint	3	96	51,000	1,269,000	899,342	2,219,342
St. Maries	30	48	654,000	164,400	91,000	909,400
Benewah County Un	37	55	1,225,000	315,200	143,000	1,683,200
TOTAL NORTHERN	417 56	2,373	23,196,386	20,612,885	14,311,022	58,120,293
Boise City	519	2,715	21,154,328	45,105,034	36,234,685	102,494,047
Meridian	131	232	3,836,410	29,560	369,831	4,235,801
Ada County Un	297	850	12,753,607	6,703,717	3,701,510	23,158,834
Caldwell	22	173	885,603	705,200	3,433,039	5,023,842
Canyon County Un	60	233	3,137,800	3,008,880	802,066	6,948,746
Nampa	99	342	1,633,463	1,056,275	4,687,706	7,377,444
Emmett	5	241	161,000	110,400	376,727	648,127
Gooding	5	40	154,546	20,570	229,723	404,839
Hailey	91	153	4,167,645	815,171	234,088	5,216,904
Ketchum	48	92	3,048,000	1,126,300	810,283	4,984,583
Sun Valley	20	135	2,816,000	553,000	2,232,060	5,601,060
Blaine County Un	29	78	2,349,810	871,393	590,583	3,811,786
Jerome	26	117	801,960	226,000	1,571,348	2,599,308
Mountain Home	25	233	1,172,300	55,000	481,698	1,708,998
Payette	1	74	28,000	111,174	218,405	357,579
Shoshone	3	22	32,300	----------	83,105	115,405
Twin Falls City	100	377	4,264,485	3,868,620	3,384,381	11,517,486
Twin Falls Co Un	25	58	776,000	751,000	115,500	1,642,500
Weiser	9	164	167,200	243,460	290,002	700,662
TOTAL SOUTHWESTERN	1,515	6,239	63,340,457	65,360,754	59,846,740	188,547,951
Blackfoot	7	85	139,930	466,888	327,584	934,402
Bingham County Un	101	225	3,239,970	3,181,276	604,039	7,025,285
Idaho Falls	26	303	1,187,686	11,049,935	3,413,976	15,651,597
Ammon	3	33	237,202	96,500	216,710	550,412
Bonneville Co Un	61	194	1,756,590	1,415,301	287,450	3,459,341
Rexburg	12	66	693,000	1,824,585	322,650	2,840,235
Rigby	2	23	45,000	1,000	52,985	98,985
Salmon	19	98	202,240	162,730	98,987	463,957
Lemhi County Un	64	126	1,430,375	139,500	219,300	1,789,175
St. Anthony	1	20	60,000	6,700	19,150	85,850
TOTAL EASTERN	296	1,173	8,991,993	18,344,415	5,562,831	32,899,239
American Falls	9	78	182,340	709,650	177,925	1,069,915
Power County Un	18	50	796,349	1,001,790	66,350	1,864,489
Burley	11	55	401,408	1,780,902	185,250	2,367,560
Chubbuck	6	47	179,000	842,435	66,500	1,087,935
Montpelier	4	57	182,000	810,000	339,523	1,331,523
Pocatello	38	784	1,452,365	2,227,448	7,639,783	11,319,596
Bannock County Un	24	110	704,100	717,565	161,616	1,583,281
Preston	6	25	232,779	266,108	159,815	658,702
Franklin County Un	17	17	643,600	----------	----------	643,600
Rupert	3	106	68,072	398,100	432,515	898,687
Minidoka County Un	55	125	1,726,134	538,478	689,930	2,954,542
Soda Springs	5	30	133,000	283,000	340,650	756,650
TOTAL SOUTHEASTERN	196	1,484	6,701,147	9,575,476	10,259,857	26,536,480
TOTAL 54 LOCATIONS	2,424	11,359	102,229,983	113,893,530	89.980,450	306,103,963

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